



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, OCTOBER 25, 2005

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: September 27, 2005 and October 11-13, 2005

PUBLIC HEARINGS:

1) **DEVELOPMENT APPROVAL AMENDMENT, DAA-04-08: TILTON-GLENROCK:**

A request to amend an approved development agreement covering the remaining 18 acre area within the Capriano subdivision located on the south side of Tilton Ave., east of Hale Ave. The requested amendment would allow for a 10 month extension of time for final map recordation, submittal of building permits and obtaining building permits. (APN 764-09-06, 16, 17, 32 & 34)

Recommendation: Open public hearing/Adopt Resolution No. 05-64, with recommendation to forward to the City Council for approval.

2) **GENERAL PLAN AMENDMENT, GPA-04-12: COCHRANE-CITY OF MORGAN HILL:**

A request to amend the General Plan Map and Circulation Plan of the Morgan Hill General Plan to relocate a future collector street to extend from Mission View Dr. north of Cochrane Rd. instead of extending from DePaul Dr. (APNs 728-37-001, -002 & -007)

Recommendation: Open Public Hearing/Adopt Resolution No. 05-60, with recommendation to forward to the city council for approval.

3) **ZONING AMENDMENT, ZA-04-12/SUBDIVISION, SD-05-05/DEVELOPMENT AGREEMENT, DA-05-11/USE PERMIT, UP-05-11: COCHRANE-DINAPOLI/BROWMAN:**

A request for approval of a planned unit development, tentative map, and use permit for a 657,250-sf sub-regional commercial shopping center. The project site is 66.49 acres and is located at the northeast quadrant of Cochrane Rd and Hwy 101 in a Planned Unit Development/Highway Commercial (PUD/HC) Zoning District. (APNs 728-37-001, -002, -004, -005 & -007)

Recommendation: Open Public Hearing/Adopt Resolution No. 05-61(zoning amendment), with recommendation to forward to the city council for approval, and recommend certification of EIR. Continue subdivision, development agreement and use permit to November 8, 2005.

OTHER BUSINESS:

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- 4) **INFORMATION ON THE INTERNAL DIRECTIONAL SIGNS FOR TENNANT STATION:** An update on the timing for the installation of on-site directional signs for the Tennant Station Shopping Center located at the south east quadrant of the intersection of Tennant Ave. and Monterey Rd.

Recommendation: Information only. No action requested.

- 5) **RDCS QUARTERLY REPORT:** Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System.

Recommendation: Approve report, with recommendation to forward to the City Council for approval.

TENTATIVE AGENDA FOR THE NOVEMBER 8, 2005 MEETING:

- SD-05-05: Cochrane-DiNapoli/Browman
- DA-05-11: Cochrane-DiNapoli/Browman
- UP-05-11: Cochrane-DiNapoli/Browman
- ZAA-98-01: E. Dunne-Shaw

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to

the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

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AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.